

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – October 13, 2010
Fresno City Hall, Room 2165 A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:10 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Jas Singh, Commissioner	Absent:	Louise Bauer Davoli, Commissioner Sandy Cha, Commissioner Izzy Einsidler, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Recording Secretary	Absent:	Craig Scharton, Director Downtown and Community Revitalization
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of September 8, 2010 were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND APPROVAL OF A \$245,000 CITY OF FRESNO DISPOSITION AND DEVELOPMENT AGREEMENT AND HOME AGREEMENT WITH FFDA PROPERTIES, LLC, AND APPROVAL OF A REDEVELOPMENT AGENCY OWNER PARTICIPATION AGREEMENT WITH FFDA PROPERTIES, LLC TO PROVIDE FINANCIAL ASSISTANCE IN THE AMOUNT OF \$625,000, FOR THE CONSTRUCTION OF A 20-UNIT MIXED-INCOME RESIDENTIAL HOUSING DEVELOPMENT PROJECT AT THE NORTHEAST CORNER OF VAN NESS AND MILDREDA AVENUES IN THE LOWELL NEIGHBORHOOD (FREEWAY 99 CORRIDOR REDEVELOPMENT PROJECT AREA)

Corrina Nunez, Housing and Community Development Division, provided the report to Commissioners. Ms. Nunez provided background information on the project. Debra Barletta, Redevelopment Agency and John Bezmalinovic, FFDA assisted in answering Commissioners' questions. Ms. Nunez clarified that 15 units will be available to households with incomes at 120% of the area median income for a period of three years. Three of the units will be available to families at or below 80% of the area median income and 2 of the units will be available to families 80 to 120% of the area median income with 55 year affordability covenants. The total project cost is estimated at \$4.3 million and the cost per square foot is \$151.00. Construction will begin December 15, 2010 and is expected to be completed on July 1, 2011. Vice Chair Rodriguez requested clarification regarding the funding for the project. Ms. Nunez explained that a loan in the amount of \$375,000 will be made by the Agency to the project with loan terms to include: 1% interest, deferred for ten years, amortized over 25 years, and no accrual of interest during the deferral period; as well as a grant of \$250,000 at the completion of the project. Under the agreement the City will receive \$245,000 for the cost of the land. Commissioner Harrington inquired about the housing development goal to create 10,000 units by year end 2010. Ms. Cázares explained that 2,000 units have been accounted for and will provide a breakdown of housing units completed in future staff reports. Vice Chair Rodriguez inquired about section 1.5 on page 5 of the HOME Agreement. Mr. Bezmalinovic explained that if the units are individually sold the affordability restriction will be released under the HOME agreement, those units will remain affordable for 55 years under the Agency's agreement. No public comments followed.

Motion: Motion was made to recommend approval of item D1 by Vice Chair Rodriguez
Second: Commissioner Singh seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Singh
Noes: None
Abstain: None

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

Vice Chair Rodriguez inquired about the lack of items on the agenda. Ms. Cázares explained that funding is not available for the number of projects funded in previous years.

G. UNSCHEDULED ORAL COMMUNICATIONS

Vice Chair Rodriguez thanked Christina Hathaway, Central California Legal Services for attending the meeting.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **October 27, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:26 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development